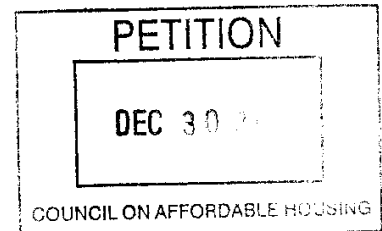


**HOUSING PLAN ELEMENT & FAIR**  
**SHARE PLAN**

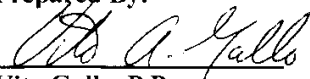
**BOROUGH OF NEW PROVIDENCE**  
**UNION COUNTY, NEW JERSEY**

**Borough of New Providence Planning Board**

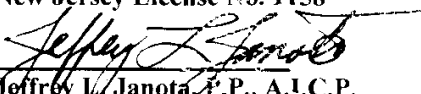
**December 30, 2008**



**Prepared By:**

  
Vito Gallo, P.P.,

New Jersey License No. 1158

  
Jeffrey L. Janota, P.P., A.I.C.P.  
New Jersey License No. 5827



## BIRDSALL SERVICES GROUP

BIRDSALL ENGINEERING • DI STASIO & VAN BUREN • LGA ENGINEERING • MORRIS, JOHNSON & ASSOCIATES • PMK GROUP

### Via Hand Delivery

Council on Affordable Housing  
101 South Broad Street  
CN 813  
Trenton, NJ 08625

December 30, 2008  
Job No. 2-10431-040008

Attn: Ms. Lucy Vandenberg, Executive Director

**Re: Plan Submission and Notice of Petitioning COAH for Substantive Certification with an Adopted Housing Plan Element and Fair Share Plan for the Borough of New Providence, Union County**

Dear Ms. Vandenberg,

In a demonstration of its commitment to voluntary compliance with its affordable housing obligations, on December 15, 2008, the Borough of New Providence Planning Board adopted the Third Round Housing Plan Element and Fair Share Plan to comport with COAH's current regulations. On December 15, 2008, the governing body endorsed the Third Round Housing Element and Fair Share Plan and authorized a petition for substantive certification. In accordance with COAH's regulations, we are hereby submitting to you a copy of the following documents as part of this petition for substantive certification:

1. The Borough's Housing Element and Fair Share Plan, dated December 30, 2008;
2. The Planning Board resolution adopting the Housing Element and Fair Share Plan;
3. The governing body resolution endorsing the amended Housing Element and Fair Share Plan and petitioning COAH for substantive certification with an adopted Housing Element and Fair Share Plan;
4. An updated service list.

Should you have any questions or require additional information, please contact the undersigned.

Very truly yours,

**BIRDSALL ENGINEERING, INC.**

Jeffrey L. Janota, P.P., AICP  
Senior Associate

JLJ:ms

cc: John Thoms, Mayor  
Julie MacDermott, Council President  
Wendy Barry, Borough Clerk  
Linda Fitzpatrick, Planning Board Secretary  
William Robertson, Esq. - Planning Board Attorney

M:\arcowson\Bf1\old-jobs\210431\040008\Reports\COAH\PDF Final\version1\as submitted to COAH cover letter COAH.doc

---

## TABLE OF CONTENTS

	<u>Page</u>
<b>I. HOUSING PLAN ELEMENT</b>	
A. Introduction.....	1
B. Analysis of Housing Stock.....	4
C. Projected Housing Stock.....	10
D. Demographic Characteristics.....	11
E. Employment Characteristics.....	12
F. Vacant Land Adjustment.....	15
G. Determination of Low and Moderate Income Housing Need.....	15
H. Growth Share.....	17
I. Identification of Lands Appropriate for Low and Moderate Income Housing.....	24
<b>II. AFFORDABLE HOUSING COMPLIANCE PLAN</b>	
A. Introduction .....	26
B. Proposed Plan For Cycle I and Cycle II Obligations .....	26
C. Proposed Plan For Cycle III Obligation.....	28
D. Summary.....	30

---

### **III. APPENDICES**

- A. COAH Workbook A & B
- B. COAH Pctition Application Form
- C. Documentation for existing Vacant Land Assessment
- D. Documentation for additional Vacant Land Study
- E. Affordable Housing Site Map
- F. Documentation for Rehabilitation
- G. Documentation for Market to Affordable Program
- H. Development Fee Ordinance
- I. Spending Plan
- J. Escrow Agreement
- K. Draft Resolution of Intent to Bond
- L. Draft Affordable Housing Ordinance

---

## **I. HOUSING PLAN ELEMENT**

### **A. Introduction**

The New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 to -136 (“MLUL”) and the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to -329 (“FHA”) require every municipal planning board to adopt a Housing Plan Element to its Master Plan and further require the governing body of each municipality to adopt a Fair Share Plan. More specifically, the FHA and MLUL require municipalities to adopt a Housing Element that addresses the municipal present and prospective housing needs, “with particular attention to low and moderate income housing.” A municipality’s Housing Element shall be designed to achieve the goal of providing affordable housing to meet the fair share obligation, by demonstrating that existing zoning or planned changes in zoning provide adequate capacity to accommodate household and employment growth projections. A Housing Element shall contain at least the following:

1. An inventory of the municipality’s housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality’s housing stock, including the probable future construction of low- and moderate-income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality’s demographic characteristics, including but not necessary limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality’s present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing; and
6. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing, and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

A Housing Element of a municipality's master plan is the first step in the process for petitioning COAH for substantive certification. In addition to the above requirements as established under the MLUL (C.40-55D-28), COAH pursuant to N.J.A.C. 5:97-2.3 requires the following additional components for a third round petition:

1. A projection of probable future construction of housing for 14 years (January 1, 2004 through December 31, 2018) and probable future jobs and employment characteristics of the municipality for the same period as provided in Appendix F of the revised third round regulations.
2. The municipality's prior round obligation as included within Appendix C of the adopted rules.
3. The municipality's rehabilitation share as included within Appendix B of the adopted rules.
4. Projected growth share pursuant to N.J.A.C. 5:97-2.4 based upon the projections included within Appendix F of the third round regulations. In the alternative, household and employment projections based upon municipal data, which includes growth share estimated for the period between January 1, 2004 through December 31, 2018, based upon the Certificates of Occupancy (COs) issued since January 1, 2004, pending, approved and anticipated development applications and the historic trends of at least the past ten years.
5. An inventory of all non-residential space by use group that was fully vacant as of the date of petition to the extent feasible.
6. A copy of the most recently adopted municipal master plan, municipal zoning ordinance and affirmative marketing plan.
7. A general description of any specific sites proposed for affordable housing.
8. A copy of the most up-to-date municipal tax maps, electronic if available, with legible dimensions.
9. Any documentation pertaining to the review of the municipality's Housing Element as may be required by COAH.

COAH's regulations define "Fair Share Plan" as follows:

"Fair Share Plan" means that plan that describes the projects, strategies and the funding sources, if applicable, by which a municipality proposes to address its affordable housing obligation as set forth in N.J.A.C. 5:97-2.4, and also includes the draft Fair Share Ordinances necessary to implement that plan, and addresses the requirements of this chapter. [N.J.A.C. 5:97-1.4]

---

On December 20, 2004, the third round substantive and procedural rules of the Council on Affordable Housing (“COAH”) became effective. On January 25, 2007, the Appellate Division of the Superior Court of New Jersey delivered an opinion which sustained, and invalidated, certain sections of N.J.A.C. 5:94. In particular, this opinion affected all municipalities’ ability to precisely determine their Cycle III affordable housing fair share and also called into question certain compliance techniques used since December 20, 2004 to address “growth share” obligations. Subsequent to this decision COAH adopted revised third round rules (NJAC5: 96 and 5:97), which became effective on September 22, 2008.

Within these rules, COAH set forth a time frame for submission of a petition for substantive certification for municipalities within Union County of December 31, 2008. This Housing Element Plan and Fair Share Plan has been prepared in accordance with NJAC 5:96 and NJAC 5:97. Additionally, this Plan has been prepared in accordance with Bill A500, which was enacted by Legislature on July 17, 2008.

#### **Summary of the Borough’s Affordable Housing Obligation and Fair Share Plan**

- This Housing Element and Fair Share Plan (“Plan”) satisfies all of the applicable requirements set forth within the MLUL, FHA, and those requirements set forth in COAH’s regulations. This Plan demonstrates how The Borough of New Providence has provided, and will continue to provide, its fair share of the region’s affordable housing need. In accordance with the requirements set forth above, this Plan includes a comprehensive Fair Share Plan for the Borough’s cumulative 1987-2018 affordable housing obligation. In addition, a “Growth Share” calculation in support of the 2004-2018 portion of the Fair Share Plan is included within Section H, below. Finally, Section II of this Plan contains the Borough’s Fair Share Plan, which includes the strategies, implementation techniques, and the funding sources The Borough of New Providence intends to utilize to implement its Fair Share Plan.

- The rehabilitation share, the prior round obligation, and growth share obligation are the three components of a municipal fair share obligation. The revised third round substantive regulations provide recalculated rehabilitation share and the prior round obligation numbers for all the municipalities within Appendix C and Appendix B, respectively. These are the numbers under which municipalities received substantive certification for their second round new construction obligations (prior round obligation).

- Regarding the growth share obligation for both residential and non-residential components there are two options available to a municipality. A municipality may determine the residential component of its growth share obligation for a period from January 1, 2004 up to December 31, 2018 based upon the household projections provided in Appendix F and non-residential component of its growth share obligation for a period from January 1, 2004 up to December 31, 2018 based upon the employment projections provided in Appendix F. Alternatively, pursuant to N.J.A.C. 5:97-2.2(d) a municipality may utilize its own growth projections provided that the municipal projections exceed the projections provided in Appendix F.

In order to create the Fair Share Plan, The Borough of New Providence determined its affordable housing obligations for all three COAH housing cycles. The Borough's prior round obligation, as depicted within Appendix C of the third round regulations, for the period from 1987 to 1999 is 135 units. The Borough's rehabilitation obligation, as depicted within Appendix B of the third round regulations, for a period from 2004 to 2018 is 19 units.

In addition to the Cycle I/Cycle II obligation, the Borough calculated its Cycle III growth share obligation. In order to determine this obligation, The Borough of New Providence prepared a growth share projection, which is included within Section H of this Plan. This projection demonstrates that the Borough is responsible for a total growth of 39 affordable housing units. The Borough utilized the growth projection numbers provided by COAH in Appendix F of its third round regulations and its own growth share projections based upon the number of Certificates of Occupancy (COs) issued for the various residential and non-residential development within the Borough, the development anticipated and projected in the Borough based upon the anticipated development applications and the historic trend of development. The raw projection, divided by five (5) and 16, yields the unadjusted residential and non-residential growth share, respectively. COAH allows municipalities to adjust the projection to exclude certain types of development in order to obtain the adjusted growth share projection. The Summary Table 1 below identifies the cumulative affordable housing obligation utilizing both the growth projection numbers provided by COAH in Appendix F and its own growth projections.

<b>Table 1</b>	
<b>Summary of 1987-2018 Affordable Housing Obligation</b>	
Rehabilitation Share	19
Prior Round Obligation	135
<b>Growth Share Calculations</b>	
Total Growth Share Projection utilizing Municipal Projections	39
<b>Cumulative 1987-2018 – Cycles 1, 2 &amp; 3 Obligation</b>	
Grand Total COAH Fair Share Obligation	193

## **B. Analysis of Housing Stock**

As of the 2000 Census, there were 4,485 housing units in the Borough of New Providence, as shown within Table 2, Housing Units. A total of 98 percent were occupied and 2% vacant. Of the 4,404 occupied housing units in the Borough, 3,356 (76 percent) were owner-occupied and 1,048 (24 percent) were rentals. The housing stock consists primarily of single-family detached housing.



<b>Table 2</b>		
<b>Housing Units</b>		
<b>Units in Structure</b>	<b>Number</b>	<b>Percent of Total Units</b>
1-Unit Detached	3,332	74.3%
1-Unit Attached	116	2.6%
2 Units	220	4.9%
3 or 4 Units	300	6.7%
5 to 19 Units	157	3.5%
10 to 19 Units	178	4.0%
20 Units or more	182	4.1%
Mobile Home	0	0.0%
Other	0	0.0%
<b>Total</b>	<b>4,485</b>	<b>100.0%</b>

### ***Cost of Housing Stock***

The median value of sales housing in Borough of New Providence was \$317,100 according to the 2000 Census. Nearly 46.4% percent of the owner-occupied housing stock was valued at \$300,000.00 or higher, as shown below within Table 3, Value of Sales Housing. In addition, the median value of sales housing in Union County was \$188,800 in 2000.

<b>Table 3</b>		
<b>Value of Sales Housing</b>		
<b>Value (\$)</b>	<b>Units</b>	<b>Percentage</b>
Less than 50,000	15	0.5%
50,000-99,999	0	0.0%
100,000-149,999	41	1.3%
150,000-199,999	217	6.9%
200,000-299,999	1,124	35.6%
300,000-499,999	1,465	46.4%
500,000- 999,000	288	9.1%
1,000,000 and up	10	0.3%
<b>Total</b>	<b>3,160</b>	<b>100.0%</b>

For rental units, the median gross rent was \$941.00, according to the 2000 Census. Table 4, Rental Costs, depicts the gross rental costs for specified renter-occupied rental units within Borough of New Providence.

<b>Table 4: Rental Costs</b>		
<b>Rent (\$)</b>	<b>Units</b>	<b>Percent</b>
\$0-199	0	0.00%
\$200-299	0	0.00%
\$300-499	44	4.21%
\$500-749	41	3.93%
\$750-999	503	48.18%
\$1,000-1,499	235	22.51%
\$1,500 or More	184	17.62%
No cash rent	37	3.54%
<b>Total</b>	<b>1,044</b>	<b>100.00%</b>

#### **Units Affordable to Low and Moderate Income Households**

Low-income households are defined as earning less than or equal to 50 percent of a regional median income. Moderate-income households earn more than 50 percent of regional median income, but less than 80 percent of regional median income.

In addition, COAH has developed a sliding scale for income limits, which defines low- and moderate-income limits based on household size. COAH has determined separate incomes for households from one (1) up to eight (8) persons per household.

Similarly, housing units are to be priced to be affordable to households who could reasonably be expected to live within the housing units. For example, the current COAH rules require that an efficiency unit be affordable to a household of one. The average one bedroom unit should be affordable to a theoretical household of 1.5 people, as shown below within Table 5, 2008 COAH Income Limits for Union County. The average two- and three-bedroom units are to be priced for household sizes of 2.5 and 4.5, respectively.

<b>Table 5: 2008 COAH Income Limits for Union County</b>					
	<b>1 Person</b>	<b>2 Person</b>	<b>3 Person</b>	<b>4 Person</b>	<b>5 Person</b>
<b>Moderate</b>	\$46,912	\$53,613	\$60,315	\$67,017	\$72,378
<b>Low</b>	\$29,320	\$33,508	\$37,697	\$41,866	\$45,236

To be affordable, a household should not be paying more than 28 percent of its gross income on mortgage payments, property taxes, insurance, and homeowner's fees. A rental unit is affordable if the household is paying no more than 30 percent of its income on rent and utilities.

---

### ***Condition of Housing Stock***

The 2000 Census contains information that may be utilized to try to estimate the number of substandard housing units in a municipality. The factors available for analysis are included below.

**Year Structure Built:** A distinction is made between units built before 1940 and units built thereafter. Research has demonstrated that units built before 1940 are much more likely to be in substandard condition. This factor is probably the most dominant factor in estimating the condition of a municipal housing stock.

**Persons per Room:** 1.01 or more persons per room is an index of overcrowding.

**Plumbing Facilities:** Inadequate plumbing facilities are indicated by either a lack of exclusive use of plumbing facilities or incomplete plumbing facilities.

**Kitchen Facilities:** Inadequate kitchen facilities are indicated by shared use of a kitchen or the lack of a sink with piped water, a stove or a refrigerator.

**Heating Fuel:** Inadequate heating is use of coal, coke wood or no fuel for heating.

**Sewer:** Inadequate sewer services are indicated by a lack of public sewer, septic tank or cesspool.

**Water:** Inadequate water supply is indicated by a lack of either city water, drilled well or dug well.

**Plumbing Facilities:** Non-exclusive use of complete plumbing

**Persons per Room:** More than 1.01 persons per room

**Age of Housing:** Housing built in 1939 or earlier

**Water or Sewer Problem:** Deficiency in one or the other

**No Telephone:** Absence of telephone in unit

**Nonstandard Heating Fuel:** Use of coal, coke, or wood for heating, or no fuel

COAH describes its approach for estimating the condition of low- and moderate-income housing in a municipality as follows:

*It should be realized that any of these characteristics need not signal deficiency on their own. The unit must be occupied by a poor household; be more than 50 years old and contain a single deficiency; or be similarly occupied, by 50 years old or less, but contain an additional detrimental conditional, to signal deficiency. Even then, the unit may not be actually*

*deficient, but there is a high probability that it will be subsequently lost from the housing stock.*

*This procedure for establishing housing deficiency: (1) is drawn from the literature of the field; (2) encompasses a broad array of physical insufficiency including such items as incomplete or inadequate kitchen and plumbing, crowding, inadequate heating fuels, and insufficient sewer and water resources; (3) ensures against erroneous inclusion of good units; and (4) provides a very high probability that the housing identified at least in relative terms, is clearly less than adequate.*

The 2000 Census indicators presented above were utilized to estimate the presence of substandard housing within Borough of New Providence. Table 6, below, depicts the findings of this analysis.

Most of the Census indicators available at the municipal level indicate a sound housing stock. Zero (1%) percent of the units are occupied by more than 1 person per room, and 99% of the entire housing stock has complete plumbing facilities. Approximately 99% of the housing units contain a telephone and complete kitchen facilities. Most of the units are heated with standard heating fuels such as gas or oil.

Table 6: Housing Characteristics		
	Total	Percentage
<b>Number of Persons per Room (4,404 units)</b>		
1.00 or less	4,366	99.1%
1.01 to 1.50	38	0.9%
1.51 or more	0	0.0%
<b>Plumbing Facilities</b>		
Units with Complete Plumbing Facilities	4,397	99.8%
Units Lacking Complete Plumbing Facilities	7	0.2%
<b>Heating Equipment</b>		
Utility Gas	3,878	88.1%
Bottled, tank or lp gas	25	0.6%
Electricity	164	3.7%
Fuel, oil, kerosene, etc.	309	7.0%
Coal or Coke	0	0.0%
Wood	13	0.3%
Solar Energy	0	0.0%
Other Fuels	15	0.3%
No Fuel Used	0	0.0%
<b>Kitchen Equipment</b>		
Complete kitchen facilities	4,404	100.0%
Lacking Complete kitchen facilities	0	0.0%
<b>Telephone</b>		
With telephone	4,396	99.8%
No telephone	8	0.2%
<b>Year Structure Built</b>		
1999 to March 2000	14	0.3%
1995 to 1998	107	2.4%
1990 to 1994	105	2.4%
1980 to 1989	158	3.6%
1970 to 1979	319	7.2%
1969 or earlier	3,701	84.0%

Borough of New Providence contains relatively older homes, as the majority (84% or 3,701 homes) of Borough of New Providence's housing stock was constructed prior to 1969, with the majority in the mid 1950's. The overall trend in housing construction within the Borough has increased during the 1980s and has subsequently slowed down over the course of the next 2 decades, which is mostly due to the lack of developable land.

### C. Projected Housing Stock

Since 1996, Borough of New Providence has issued building permits for 220 housing units and issued permits to demolish 26 units, resulting in a net total of 194 units. According to the Department of Labor data below in Table 7, Dwelling Units Authorized, 114 building permits for multi-family housing and 106 single-family units have been issued from 1996 to 2006. The source for the data below is the New Jersey Department of Labor's New Jersey Residential Building Permits 1996-2006 and the New Jersey Department of Community Affairs Demolition Data for the Borough.

Table 7: Dwelling Units Authorized					
Year	Single family	2 to 4 family	5 or more family	Residential Demolitions*	Total added
1996	5	0	0	3	2
1997	6	4	0	1	9
1998	3	0	6	1	8
1999	5	0	0	0	5
2000	6	0	0	2	4
2001	3	0	0	1	2
2002	2	0	0	0	2
2003	7	0	0	2	5
2004	6	0	0	5	1
2005	25	2	8	7	28
2006	38	0	27	4	61
<b>Total</b>	<b>106</b>	<b>73</b>	<b>41</b>	<b>26</b>	<b>194</b>
Source: US Bureau of the Census, Manufacturing & Construction Division Prepared by: New Jersey Department of Labor & Workforce Development.					
*The US Bureau of Census did not have data for residential demolitions. The residential demolition information for the years 1996-2006 has been obtained from the New Jersey Department of Community Affairs, Division of Codes and Standards website at <a href="http://www.nj.gov/dea/codes/cr/conrep.shtml">http://www.nj.gov/dea/codes/cr/conrep.shtml</a> ; Accessed on Sept 26, 2008					

According to Department of Labor data from 1996-2006, Borough of New Providence added a net total of 194 units to its housing stock. This represents an average net increase of 17.6 new housing units per year. The increase in residential units in the years 2005-2006 differs from that of the previous years in that there was an increase in housing production, which was due primarily to several use variance applications that permitted residential development in a non-residential zone. Overall, New Providence has a limited amount of developable land and any development in the future will primarily be through redevelopment and infill opportunities. Please note that these numbers are different from the numbers depicted in the growth share calculations. The Growth Share Calculations, included within Section H, has utilized the household and employment projections provided for each municipality pursuant to N.J.A.C. 5:97-2.2(d), which stipulates that the household and employment projections included within Appendix F of the new revised third round rules should be used to calculate the growth share. These are based upon New Jersey Department of Labor and Workforce Development county projections, which are

allocated to the municipal level based on the historical trends for each municipality and the extend to which each municipality approaches its physical growth capacity. Alternatively, a municipality may utilize its own growth projections to calculate the growth share provided the municipal projections exceed the projections in Appendix F.

#### **D. Demographic Characteristics**

The Borough of New Providence has seen a relative stabilization of its population growth between 2000 and 2006, where prior there was a significant reduction in population (10%) between 1970 and 1980. The largest population growth was between the 1950's and 1960's where there was an increase of 203 % growth in the population from 3,380 to 10,243.

<b>Table 8 New Providence Population Characteristics 1930-2020 (Projected)</b>			
<b>Year</b>	<b>Population</b>	<b>Percent Change</b>	<b>Population Density*</b>
1930	1,918	-	521.20
1940	2,374	23.77%	645.11
1950	3,380	42.38%	918.48
1960	10,243	203.05%	2783.42
1970	13,796	34.69%	3748.91
1980	12,426	-9.93%	3376.63
1990	11,439	-7.94%	3108.42
2000	11,907	4.09%	3235.60
2006	11,915	0.07%	3237.77
2010	12,030	0.97%	3269.02
2020	12,710	5.65%	3453.80
*Population Density displayed as residents per square mile Source: U.S. Census Bureau State of New Jersey Department of Labor and Workforce Development website at <a href="http://www.wnjin.net/OneStopCareerCenter/LaborMarketInformation/lmi01/poptrd6.htm">http://www.wnjin.net/OneStopCareerCenter/LaborMarketInformation/lmi01/poptrd6.htm</a> ; Accessed August 2008. 2010 and 2020 Projections: North Jersey Transportation Planning Authority. <a href="http://www.njtpa.org/DataMap/Demog/Forecast/default.aspx">http://www.njtpa.org/DataMap/Demog/Forecast/default.aspx</a> ; Accessed August, 2008			

The Borough's Master Plan envisioned that residential development would increase with the amount of land that is available within the Borough. As Table 8 illustrated above, the Borough experienced a net population increase of 4% in the period of 1990 to 2000, which legitimized the assumptions of the Borough's Master Plan and the fact that New Providence does not have a substantial amount of developable property left and that most new development will be in the form of redevelopment or infill opportunities

The median age in the Borough of New Providence (39.0 years) is slightly higher than the median age of Union County (36.6 years) as shown below in Table 9, Population by Age Cohort. In addition, the number of residents age 65 and over in Borough of New Providence (15.29%) is also slightly higher than that of Union County (13.79%).

<b>Table 9</b>		
<b>Population Comparison by Age Cohort</b>		
<b>Age</b>	<b>New Providence</b>	<b>Union County</b>
Under 5	7.84%	6.97%
5 to 19	19.78%	20.13%
20 to 24	2.72%	5.70%
25 to 44	31.04%	31.31%
45 to 64	23.32%	22.10%
Over 65	15.29%	13.79%
Total	100.00%	100.00%
Median Age	39.0	36.6

The 2000 Census indicates that the median income of Borough of New Providence residents (\$90,964) was significantly higher than the median income for Union County (\$55,339) or the State (\$55,146). In addition, the per capita income of Borough of New Providence residents was \$42,995, the Union County per capita income was \$36,992, and the per capita income for all New Jersey households was \$27,006. Further, over 44.9% percent of Borough of New Providence households earned \$100,000 or more. The corresponding percentage for Union County was 22.0% percent. A distribution of households by income for the Borough of New Providence and Union County is presented within Table 10, Households by Income, below.

<b>Table 10</b>		
<b>Households by Income (%)</b>		
<b>Income (\$)</b>	<b>New Providence</b>	<b>Union County</b>
Less than \$10,000	1.1	6.9
\$10,000-\$14,999	2.2	4.8
\$15,000-\$24,999	4.4	9.5
\$25,000-\$34,999	6.6	10.2
\$35,000-\$49,999	9.1	13.7
\$50,000-\$74,999	17	19.7
\$75,000-\$99,999	14.6	13.2
\$100,000-\$149,999	21.5	12.8
\$150,000-\$199,999	11.3	4.5
\$200,000 or more	12.1	4.7
Median Household Income	\$90,964	\$55,339

#### **E. Employment Characteristics**

The 2000 Census reports on work activity of residents 16 years and older. The New Providence workforce is comprised of 3270 men (54.6%) and 2,717 women (45.4%). Of which the average commuting time of a Borough of New Providence worker was 30.2 minutes. The majority (95.5%) of residents of Borough of New Providence are not self-employed, but work within the private sector, as shown below within Table 11, Classifications of Workers.



<b>Table 11 Classification of Workers</b>		
<b>Class</b>	<b>New Providence Total</b>	<b>% Of Workers</b>
Private Wage and Salary	4,880	75
Government Workers	731	11.6
Self Employed	368	4.4
Unpaid Family	8	0.1

An analysis of the employed (over the age of 16) by economic sector indicates that the majority of Borough of New Providence workers were involved in management/professional, sales/office occupations and service related occupations. As depicted in Table 12 below, the highest concentration of workers at 60 percent of the total workforce was in management, professional and related occupations, followed by the second highest category of sales and office occupations accounting for 24 percent of the total jobs. The next closest concentration of jobs was held by service occupations at 7 percent of the total workforce.

<b>Table 12 Workforce by Sector</b>		
<b>Sector</b>	<b>Employees (5987 workers)</b>	<b>% of Workforce</b>
Management, Professional, and related occupations	3601	60
Service Occupations	437	7
Sales and Office occupations	1,440	24
Farming, fishing, and forestry occupations	0	0
Construction, extraction and maintenance	314	5
Production, transportation, and material moving	195	3

The workforce occupation characteristics in New Providence were compared with that of Union County. As indicated in Table 13, the occupation characteristics of the Borough's residents differ with that of workers residing in the County. The Borough maintains a significantly higher percentage of workers in the management, professional and related occupations at a rate of 60% compared to only 35 % for Union County. Union County maintains a slightly higher percentage of workers in sales and office occupations, construction, extraction and maintenance as well as all services occupations. Both the Borough and County Occupational Characteristics are summarized within Table 12, Occupation Characteristics.

<b>Table 13</b> <b>Occupation Characteristics</b>		
<b>Sector</b>	<b>New Providence (%)</b>	<b>Union County (%)</b>
Management, Professional, and related occupations	60.1	35.4
Service Occupations	7.3	13.3
Sales and Office occupations	24.1	28.4
Farming, fishing, and forestry occupations	0	0.1
Construction, extraction and maintenance	5.2	7.6
Production, transportation, and material moving	3.3	15.3

In addition, in order to understand what implications this employment has for the Borough and understand what the employment field and trends are for New Providence and Union County, the New Jersey Department of Labor (NJDOLE) has prepared projections, which analyze the expected increase or decrease in a particular employment sector by the year 2014. This data has been summarized and is illustrated within Table 14.

<b>Table No. 14</b> <b>Union County Projected Employment</b>				
<b>Occupation</b>	<b>2004</b>	<b>Percent</b>	<b>2014 Projection</b>	<b>Percent Change +/-</b>
<b>Total</b>	<b>263,750</b>	<b>100.0</b>	<b>285,950</b>	<b>100.0</b>
Management Occupations	14550.0	7.7	15950.0	9.5
Professional	63,400	33.4	72,950	15.1
Sales & Related Occupations	21,350	11	23,500	10
Admin Support & Clerical	46,650	18	46,650	16
Service Occupations	45,900	24	54,500	19
Construction/Extraction	12,500	5	13,550	5
Maintenance/Repair Operations	10,100	4	10,700	4
Production/Transportation/Moving Occupations	42,750	23	41,200	-4
Source: New Jersey Department of Labor, 2004				

As indicated in Table 14, it is projected that in 2014 employment will increase in all sectors of employment except in production/transportation/moving occupations, which is projected to have a 4% reduction in employment.

#### **F. Vacant Land Adjustment**

The cumulative 1987-2018 affordable housing obligation for the Borough was calculated based upon the recalculated rehabilitation share and prior cycle new construction obligation, and the growth share projection. The revised prior round obligation numbers provided within Appendix C were established in 1993 and are the municipality's unadjusted 1987 to 1999 obligation. Appendix C notes a prior round obligation of 134 units for the Borough of New Providence.

COAH initially calculated New Providences total housing obligation to be 151 housing units, 134 as new construction and 17 as rehabilitation. However New Providence received a vacant land adjustment (Appendix C) in the first round, resulting in a Realistic Development Potential obligation of 54 new construction and an unmet need of 80 units. The 134-unit prior round obligation less the 54-unit RDP yields an unmet need of 80 units, as indicated below.

$$\begin{aligned} \text{Prior Round Obligation} - \text{RDP} &= \text{Unmet Need} \\ 134 - 54 &= 80 \end{aligned}$$

N.J.A.C. 5:97-5.3 sets forth the various mechanisms by which a municipality may address its unmet need. The mechanisms adopted by the Borough, in accordance with N.J.A.C. 5:97-5.3, are specifically illustrated in the Fair Share Plan section of this Plan.

#### **G. Determination of Low and Moderate Income Housing Need**

The Mt. Laurel decisions established that every municipality is responsible for a "fair share" of a regional affordable housing need. COAH, pursuant to the Fair Housing Act, is responsible for defining regions and developing criteria for establishing each municipality's share of the regional need. Borough of New Providence is located within Affordable Housing Region 2, consisting of Essex, Morris, Union and Warren.

On September 22, 2008 COAH revised third round rules became effective. Within these rules, COAH included a "growth share" methodology, in which the need for affordable housing is based upon projected growth by a municipality, instead of the municipality being assigned a specific number of new construction affordable units to be provided independent of actual growth. The need for affordable housing in the municipality is the sum of the rehabilitation share, prior round obligation and growth share.

In addition to the prior round and rehabilitation share obligation, Borough of New Providence must meet its third round Growth Share for the period from January 1, 2004 through December 31, 2018. Appendix F of the revised third round regulations include

household and employment projections, which are based upon New Jersey Department of Labor and Workforce Development county projections. Obligations are allocated to the municipal level based on historical trends for each municipality and the extent to which each municipality approaches its physical growth capacity. Alternatively, a municipality may utilize its own growth projections to calculate its growth share pursuant to N.J.A.C. 5:97-2.2(d) provided the municipal projections exceed the projections in Appendix F.

The revised third round regulations stipulate that the actual growth share obligation should be based on permanent certificates of occupancy issued within the municipality for market-rate residential units and newly constructed, re-occupied and expanded non-residential developments. If the actual growth share obligation is less than the projected growth share obligation, the municipality shall continue to provide a realistic opportunity for affordable housing to address the projected growth share through inclusionary zoning or any of the mechanisms pursuant to N.J.A.C. 5:97-6.

The Growth Share for Borough of New Providence was calculated using both the employment and household projections included within Appendix F as well as the municipal data. The municipal data included the COs issued for a period of ten years (1998-2007), anticipated development based upon submitted development applications, approvals granted by the Borough, and historical residential and non-residential growth trends in the Borough. The third round regulations permit municipalities to adjust the projection to exclude certain types of development, such as affordable housing units addressing the prior round obligation. COAH permits affordable housing units and market rate units, at a rate of up to four times the number of affordable units permitted, associated with prior round affordable housing projects that have been or are anticipated to be constructed during the 2004-2018 time period to be subtracted from COAH's residential growth share projection.

The cumulative 1987-2018 affordable housing obligation for the Borough was calculated based upon the recalculated rehabilitation share and prior cycle new construction obligation, and the growth share projection. Table 15 below summarizes the Borough's 1987-2018 affordable housing obligation. As noted above, if the growth share obligation based upon municipal data is less than COAH's projected growth share obligation, the municipality shall continue to provide a realistic opportunity for affordable housing to address COAH's projected growth share through inclusionary zoning or any of the mechanisms pursuant to N.J.A.C. 5:97-6. Therefore, the calculated growth share numbers resulting from both the municipal and COAH data are included below.

<b>Table 15</b>	
<b>Summary of 1987-2018 Affordable Housing Obligation</b>	
Rehabilitation Share	19
Prior Round Obligation	135
<b>Growth Share Calculations</b>	
Total Growth Share Projection utilizing Municipal Projections	39
<b>Cumulative 1987-2018 --Cycles 1, 2 &amp; 3 Obligation</b>	
<b>Grand Total COAH Fair Share Obligation</b>	<b>193</b>

## **H. Growth Share**

COAH's revised third round rules include the methodology for preparing a municipal growth share projection. The "growth share" methodology is based upon projected growth by a municipality, instead of the municipality being assigned a specific number of new construction affordable units to be provided independent of actual growth. The need for affordable housing in the municipality is the sum of the rehabilitation share, prior round obligation and growth share. The municipal growth share for Borough of New Providence was calculated in accordance with COAH's amended third round Substantive Rules (N.J.A.C. 5:97), which became effective on September 22, 2008.

### **Methodology**

N.J.A.C. 5:94-2.4 sets forth the requirements for calculating a municipality's growth share based upon the projections provided within Appendix F of the proposed third round rules. Appendix F includes projections for housing anticipated to be built and non-residential employment growth projected through 2018. N.J.A.C. 5:94-2.5 contains the provisions whereby municipalities may calculate their own growth share. The municipal growth share projection is based upon Certificates of Occupancy ("COs") anticipated to be issued during the time period between January 1, 2004 and December 31, 2018.

### **Growth Share Calculation**

COAH's projection included within Appendix F of the third round rules estimates that a total of 360 residential units and 1,845 jobs would be realized during the 2004-2018-time period. When you divide the 360-unit projection by five (5), this calculation yields an unadjusted residential growth share of 72 units. When you divide the 1,845 jobs by 16, this calculation yields a total non-residential growth share of 115 units. Therefore, Borough of New Providence's total unadjusted growth share is the sum of the residential growth share (72 units) plus the non-residential growth share (115 units), which yields a total growth share of 187 units.

COAH allows municipalities to adjust the projection to exclude certain types of development, such as affordable housing units that address the prior round obligation. COAH permits affordable housing units and market rate units associated with prior round affordable housing projects (at a rate of up to four times the number of affordable units are permitted) that have been or are anticipated to be constructed during the 2004-2018time period to be subtracted from COAH's residential growth share projection. After subtracting eligible units the remaining number of units is divided by five (5) to yield the adjusted residential growth share obligation. Units eligible for exclusion total 124, as summarized within Table 16.

1. The number of CO's issued between January 1, 2004 and December 31, 2007.
2. The total number of units anticipated to be constructed between January 1, 2008 and December 31, 2018, which is comprised of two components:

Component 1: The total number of units calculated from approved and pending applications received by the Borough

Component 2: An estimate of other development that will take place over the January 1, 2008 and December 31, 2018 time period

The ten-year historic trend of Certificate of Occupancy and Demolition Permits is shown below in Table 18. The annual net amount (CO's issued minus demolitions) totals 70 CO's. The 70 CO's divided by the 10 year time period equates to an average of 7 CO's per year.

<b>Table 18 Ten Year Historic Trend of Certificate of Occupancy and Demolition Permits</b>											
<b>Year</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>Total</b>
<b>COs Issued</b>	9	4	19	7	1	2	8	9	31	4	94
<b>Demolitions</b>	1	0	2	1	0	2	5	7	4	2	24
<b>Net</b>	8	4	17	6	1	0	3	2	27	2	70
Source: New Jersey Department of Community Affairs, Division of Codes and Standards website at <a href="http://www.nj.gov/dca/codes/cr/conrep.shtml">http://www.nj.gov/dca/codes/cr/conrep.shtml</a> ; Accessed on January 21, 2008											

The number of CO's issued between January 1, 2004 and December 31, 2007 is calculated within Table 19, below. The total number of CO's issued within this time period is 52.

<b>Table 19: Certificates of Occupancy Issued for Residential Uses</b>					
<b>Year</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>Total</b>
<b>CO's Issued</b>	8	9	31	4	52

The total number of units anticipated to be constructed between January 1, 2008 and December 31, 2018 have been calculated from the approved and pending applications received by the Borough, which are depicted within Table 20, below. Other projected development within the Borough was estimated for the time period from 2009-2018 and is included within the total depicted within Table 20.

Table 20: Anticipated Development													
Year	Total	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Foley Square	18	2	5	5	6	0	0	0	0	0	0	0	
Floral Avenue	26	8	15	3	0	0	0	0	0	0	0	0	
Falkowski Residence	1	0	1	0	0	0	0	0	0	0	0	0	
Scaturro	1	0	1	0	0	0	0	0	0	0	0	0	
Campano	1	0	1	0	0	0	0	0	0	0	0	0	
Stonefields Development	9	0	3	3	3	0	0	0	0	0	0	0	
Spring Garden Apartments	27	27	0	0	0	0	0	0	0	0	0	0	
Marion Site	20	0	0	4	4	5	4	0	0	0	0	0	
Blk 310 Lots 1 & 2	25	0	0	0	0	5	5	5	5	5	0	0	
Blk 311 Lots 1,2,3	25	0	0	0	0	5	5	5	5	5	0	0	
Other projected development	40	0	1	3	3	4	4	5	5	5	5	5	
<b>Total</b>	<b>193</b>	<b>37</b>	<b>27</b>	<b>12</b>	<b>17</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	

The total number of units anticipated to be constructed between January 1, 2008 and December 31, 2018 is 193 units, based upon the data within Table 17 above. The 52 CO's issued between January 1, 2004 and December 31, 2007 plus the 193 units projected to be built during the January 1, 2008 and December 31, 2018 time period yields a total of 245 units. As units eligible for exclusion may be subtracted from this total, the 245 units less the 124 units eligible for exclusion yields a subtotal of 121 units. The 121 units divided by four (4) yields a **municipal residential growth share obligation of 30 units**. In accordance with COAH's regulations we have completed Workbook B in Appendix A. Workbook B divides the 121 unit residential projection by 5, which yields 24.2 growth share units. However NJAC 5:972.4(a) 2.5 states that for the purpose of calculating the growth share obligation, municipality shall divide the resulting total of units by 4. The 121 Unit residential projections divided by 4 yields a total of 30.25 units. As a conservative approach, New Providence has based this fair share plan on the 30.25-unit residential growth share obligation in accordance with COAH's regulations. If subsequent of submission of the plan, it is determined that a growth share of 24.2 (121/5) is required the Borough reserves the right to adjust its Fair Share plan accordingly.

#### ***Municipal Non-Residential Growth Share Calculation***

Table 21 depicts the ten-year historic trend of certificates of occupancy by square feet for the Borough. The total number of 57.62 jobs were associated with non-residential projects reported on CO's issued between January 1, 1998 to December 31, 2007. Therefore, the Borough realized that approximately 5.76 new jobs per year over this ten (10) year time frame.

<b>Table 21</b> <b>Ten-Year Historic Trend of Certificates of Occupancy and Demolition Permits by Square Feet</b>											
<b>UCC Use Group</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>Total</b>
COs Issued: B-Office (sf)	0	0	0	0	6,145	240	3,656	3,656	846	0	14,543
COs Issued: A2 (sf)	0	0	0	0	0	0	0	0	0	0	0
Cos Issued: A3 (sf)	0	0	0	0	0	500	0	3,838	0	0	4338
Cos Issued-Industrial (sf)	0	0	0	0	0	0	0	0	0	0	0
Cos Issued: M-Mercantile (sf)	0	0	0	0	0	0	1,878	0	2,606	2,606	7090
Cos Issued: A4 (sf)	0	0	0	0	0	0	0	0	0	0	0
Cos Issued: S-Storage (sf)	0	0	0	0	0	0	0	0	0	0	0
Jobs: B-Office	0	0	0	0	17.2	0.67	10.23	10.23	0.30	0	38.63
Jobs: A2	0	0	0	0	0	0	0	0	0	0	0
Jobs: A3	0	0	0	0	0	0.8	0	6.14	0	0	6.94
Jobs: F-Industrial	0	0	0	0	0	0	0	0	0	0	0
Jobs: M-Mercantile	0	0	0	0	0	0	3.19	0	4.43	4.43	12.05
Jobs: A4	0	0	0	0	0	0	0	0	0	0	0
Jobs: S-Storage	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17.2</b>	<b>1.472</b>	<b>13.42</b>	<b>16.37</b>	<b>4.73</b>	<b>4.43</b>	<b>57.62</b>

A total of 41.03 jobs were associated with non-residential projects reported on CO's issued between January 1, 2004 and December 31, 2007. These calculations are depicted in Table 22 below.

<b>Table 22</b> <b>Certificates of Occupancy issued for Non-Residential Uses</b>							
<b>UCC Use Group</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>Total</b>	<b>Jobs</b>	
COs Issued: B-Office (sf)	3,656	3,656	846	0	8,158	22.84	
COs Issued: A2 (sf)	0	0	0	0	0	0	
COs Issued: A3 (sf)	0	3,838	0	0	3,838	6.14	
COs Issued: F- Industrial (sf)	0	0	0	0	0	0	
COs Issued: M-Mercantile (sf)	1,878	0	2,606	2,606	7,090	12.05	
COs Issued: A4 (sf)	0	0	0	0	0	0	
COs Issued: S-Storage (sf)	0	0	0	0	0	0	
<b>Total</b>						<b>41.03</b>	

Tables 23 through 24 depict the total square footage of non-residential uses, based upon their UCC Use Group Category, that are anticipated to be issued a Certificate of Occupancy on or after January 1, 2008. The vacant property analysis conducted for the Borough does not identify any commercially zoned properties as vacant, which is taken into account when projecting future growth for nonresidential development.



Table 23: "M" or Mercantile Uses													
Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total	Total
Approved Development Applications	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Jobs
Porto-Heli	0	4,080	0	0	0	0	0	0	0	0	0	4,080	6.94
Village Shopping Center	0	11706	11706	0	0	0	0	0	0	0	0	23,412	39.8
Pending Development Applications													
None at this time	0	0	0	0	0	0	0	0	0	0	0	0	0
Anticipated Development Applications													
None at this time	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>15,786</b>	<b>11706</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27,492</b>	<b>46.74</b>

Note: Timeframe for each project is estimated

Table 24: "B" or Office Buildings.													
Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total	Total
Approved Development Applications	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Jobs
Commerce Bank	3669	0	0	0	0	0	0	0	0	0	0	3669	10.27
Pending Development Applications													
None at this time	0	0	0	0	0	0	0	0	0	0	0	0	0
Anticipated Development Applications													
None at this time	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>3669</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3669</b>	<b>10.27</b>

Note: Timeframe for the construction of each project is estimated.

There are no applications anticipated for development in the remaining use groups such as High Hazard Manufacturing, Factory, Institutional, Hotels, etc. The total number of jobs anticipated to be realized as a result of approved and pending applications is included within Table 25.

Table 25 Net Projected Employment Growth												
Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
Use Group	Jobs	Jobs	Jobs	Jobs	Jobs	Jobs	Jobs	Jobs	Jobs	Jobs	Jobs	Jobs
"M" Mercantile	0	26.8	19.9	0	0	0	0	0	0	0	0	46.7
"B" or Office	10.27	0	0	0	0	0	0	0	0	0	0	10.27
Other Projected Development*	2	2	4	4	4	5	5	5	4	4	4	43
<b>Total*</b>	<b>12.27</b>	<b>28.8</b>	<b>23.9</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>99.97</b>
*It is assumed that the Borough will experience less than the average rate of growth predicted by the 1998-2007-growth trend, which is 5.76 jobs per year, due to environmental constraints and a lack of developable land.												

As mentioned previously, the total number of jobs resulting from CO's issued during the 2004-2007 time period is 41.03. In addition, a total of approximately 100 jobs are anticipated as a result of projects currently approved and pending within the Borough, and other projected development. The non-residential growth share is calculated as follows:

Table 26 Non-Residential Growth Share Projection	
2004-2007 Calculated Employment	41.03 jobs
2008-2018 Projected Employment	100 jobs
Total	141 jobs
Total/16 = Non-Residential Growth Share	
141 / 16 = 8.8 growth share units	8.8
<b>Non-Residential Growth Share</b>	<b>8.8</b>

Borough of New Providence is projected to have a Non-Residential growth share of 8.8 or 9 units. Therefore Borough of New Providence's total municipal projection is 45 units. Table 27, below, provides a summary of the Borough's COAH and municipal projected growth share obligations.

Table 27 Growth Share Projection Summary	
Growth Share Type	Residential Units
COAH's Unadjusted Residential Growth Share Projection	72
COAH's Unadjusted Non-Residential Growth Share Projection	115
<b>COAH Unadjusted Projection Total</b>	<b>187</b>
Adjusted Residential Growth Share Projection	47.2
Adjusted Non-Residential Growth Share Projection	115
<b>COAH Adjusted Projection Total</b>	<b>162</b>
Municipal Residential Growth Share Projection	30.0
Municipal Non-Residential Growth Share Projection	8.8
<b>Municipal Projection Total</b>	<b>39</b>

As identified in Table 28 below, the Growth Projection Adjustment (GPA), an inventory of all vacant property within the Borough, that was prepared in order to demonstrate the lack of any significant developable land demonstrates the opportunity to develop 17 units according to the standards set by COAH for minimum parcel size of 1/8 acre for properties within a PA-1 Planning Area. In addition, the municipal Growth Share Projection (GSP) prepared and based on municipal data determined an obligation of 39 units for the Borough. Both calculations are significantly less than the COAH unadjusted projection total of 187 units. As the GSP obligation calculated is higher than the vacant land assessment conducted under the GPA, the Borough of New Providence intends to use the 39 unit municipal GSP as the basis for its Housing and Fair Share Plan.

<b>Table 28</b>	
<b>COAH Growth Projection Adjustment</b>	
<b>COAH Unadjusted Projection Total</b>	187
<b>Growth Projection Adjustment</b>	17
<b>Municipal Projection Total</b>	39

#### **I. Identification of Lands Appropriate for Low and Moderate Income Housing**

During evaluation of the growth share obligation existing lands were examined, to identify the ones that would be most appropriate for the development of low and moderate income housing in the Borough of New Providence. The existing and planned infrastructure, land use patterns, demands for uses, municipal economic development policies and regulatory and environmental constraints were also analyzed. The results of the above referenced analysis indicates that the existing zoning and proposed programs for affordable housing projects included within this Plan are anticipated to provide adequate capacity to accommodate the residential and non-residential growth projections presented within the growth share calculation.

Each of these were found to be suitable for development with affordable housing in accordance with N.J.A.C. 5:97-3.13 and the following definition excerpted from N.J.A.C. 5:97-1.4.

A "suitable" site is:

A site that has clear title and is free of encumbrances which preclude development of affordable housing; is adjacent to compatible land uses; has access to appropriate streets, water and sewer infrastructure; can be developed consistent with the Residential Site Improvement Standards and the rules or regulations of all agencies with jurisdiction over the site; and is consistent with the site suitability criteria delineated in N.J.A.C. 5:97-3.13. A site may be deemed suitable although not currently zoned for affordable housing.

---

The Borough of New Providence's opportunity for new development is severely limited based on the availability of vacant developable land, as can be seen by the original vacant land assessment prepared in Round 1 and included in Appendix B and the additional vacant land study prepared and submitted in Appendix C. As stated in the report the additional vacant land study is not being submitted to replace or update the original assessment granted by COAH, but was prepared by the Borough to try and identify vacant parcels throughout the municipality and to reconfirm the built out capacity of the Borough.

New Providence, in its Round 1 & 2 Plan identified nine sites to address its unmet need in addition to a 100 percent age restricted affordable housing project on Blk 50 Lot 14.02. To this date six of the nine sites have been developed. Below is a list of the inclusionary development site previously approved by COAH:

Blk 376 Lot 1	Blk 192 Lot 27
Blk 341 Lot 2	Blk 310 Lot 1&2 (remaining opportunity)
Blk 340 Lot 7	Blk 311 Lot 1,2 & 3 (remaining opportunity)
Blk 121 Lots 26 & 27	Blk 234 Lots 15,17,19,20 & 27 (remaining opportunity)
Blk 103 Lot 24	

As the Fair Share Plan will show in the Section II, New Providence intends to meet its Municipal projections through the rehabilitation of 17 units and the development of a Market to Affordable Program within the Borough. As apartment units become available in any of the apartment complexes throughout the Borough, New Providence will work with the property owners to enter into an agreement to create Market to Affordable Units.

## II. FAIR SHARE PLAN

### A. Introduction

COAH's regulations, as set forth in N.J.A.C. 5:97-3, require that a "Fair Share Plan" set forth the mechanisms and funding sources by which a municipality proposes to address its affordable housing obligation. Additionally, COAH requires that the draft Fair Share Ordinances necessary to implement the Fair Share Plan be included within the Fair Share Plan report. This Fair Share Plan sets forth the mechanisms and funding sources that will be utilized to address the Borough's cumulative Cycle I, Cycle II and Cycle III obligation. A completed COAH Petition Application is included within **Appendix B**. This Application has been included in accordance with COAH's regulations and provides detailed information about the Borough's Fair Share Plan. In addition, this Fair Share Plan provides a detailed explanation of the draft Fair Share Ordinances necessary to implement Plan, which are included within the attached Appendices. This Fair Share Plan will amend the Borough's existing Housing Plan Element, which was adopted in October 1997.

The total cumulative affordable housing obligation consists of three components: the rehabilitation share, prior cycle obligation and the growth share component. Each of those components is depicted within Table 29 below.

<b>Table 29</b>	
<b>Summary of 1987-2018 Affordable Housing Obligation</b>	
Rehabilitation Share as per COAH Regs: Appendix B	19
Prior Round Obligation as per COAH Regs: Appendix C	134
RDP	54
Unmet Need (Prior Round Obligation less RDP)	80
Total Growth Share Projection as per COAH Appendix F	187

The Borough has an unmet need of 80 units. Additionally, the Borough has a rehabilitation share of 19 units as per COAH Regs: Appendix B of the third round regulations and a growth share of nine (9) units calculated in accordance with N.J.A.C. 5:97-2.4.

### B. Proposed Plan for Cycle I and Cycle II Obligation

The recalculated prior cycle affordable housing obligation for the Borough of New Providence is 80 units. The vacant land assessment submitted and approved in 1995, found vacant land to be a scarce resource in the Borough of New Providence therefore reduced the Borough's Realistic Development Potential (RDP) to fifty-four (54) units. This RDP carries forward to the third round. The 134 -unit prior round obligations less the 54-unit RDP yields an unmet need of 80units. The Borough intends to address its unmet need through various mechanisms pursuant to N.J.A.C. 5:97-5.3 and as detailed in this section.

Table 30 below presents a summary of the Cycle I and II Fair Share Plan, which addresses the Borough's unmet need.

<b>Table 30 Cycle I and II Fair Share Plan</b>	
<b>Obligation</b>	<b>Units/Credits Required</b>
Prior Round Obligation	134
RDP	54
Unmet Need (Prior Rd Obligation- RDP)	80
<b>Remaining Unmet Need</b>	<b>80</b>

#### **Funding of the Unmet Need through a Development Fee Ordinance or Other Necessary Sources**

Residential development fees are paid in association with the residential development process to aid in the provisions of affordable housing. The New Jersey Supreme Court, in Holmdel Builder's Association v. Holmdel Township, 121 N.J. 550 issued on December 13, 1990, determined that mandatory development fees are both statutorily and constitutionally permitted. However, a municipality may only impose and collect development fees if the municipality has received judicial or administrative approval of its development fee ordinance. Development fees may be used to support virtually any activity designed to implement a Fair Share Plan. Pursuant to N.J.A.C. 5:97-8.3 within the third round substantive rules, development fees are permitted at a maximum of one and one-half percent of the equalized assessed value of each unit in a residential development and, when an increase in density is involved pursuant to a "d" variance, the fee is a maximum of six percent of the equalized assessed value of each additional unit. Non-residential fees must be assessed at a rate of two and one-half percent of the equalized assessed value of the development in accordance with Affordable Housing Reform Statute, P.L. 2008, c.46, which became effective on July 17, 2008.

The required fees are deposited into the Housing Trust Fund and utilized to implement the Borough's Fair Share Plan in accordance with COAH rules. A copy of the Development Fee Ordinance is included within Appendix H of this Plan. This Ordinance was prepared in compliance with all of the applicable provisions of COAH's current regulations and Affordable Housing Reform Statute, P.L. 2008, c.46.

---

## **The Rehabilitation Component**

The third round regulations have established a rehabilitation obligation of 19 units for the Borough. However as the COAH application petition will show because of two credits, the rehabilitation number will be 17 units. The two (2) completed rehabilitated units were funded in 2003 by the Union County Multi-Jurisdictional Rehabilitation Program. Both rehabilitated units are in the Murray Hill Farms development, i.e., one of two deed-restricted developments that the Plan targets for rehabilitation assistance and are COAH-compliant deed-restricted units with thirty-year control periods. It is the present intention of the Borough to target housing deficiencies in existing deed-restricted owner-occupied and renter-occupied low- and moderate-income housing located within the Borough of New Providence. Existing deed restrictions on both the owner-occupied and renter-occupied units will insure that continued occupancy and re-sale of units would be affordable for future owners and renters during the required ten-year period of affordability.

Prior to the COAH Substantive Certification of the Borough's Plan and Petition, the Borough will submit to COAH a Resolution or executed contract designating an experienced Administrative Agent, in accordance with N.J.A.C. 5:96-18, together with a draft or adopted Housing Rehabilitation Operating Manual in a form acceptable to COAH, which will include a description of the program procedures and administrative procedures, including sample deed restrictions and/or lien.

The Borough anticipates that existing funds available in the Affordable Housing Trust and additional funding available through the development fees shall be utilized to address the rehabilitation obligation.

## **Summary of the Proposed Cycle I and II Plan**

As demonstrated above, the unmet need of 80-units will be addressed with a development fee ordinance. The required fees would be deposited into the Housing Trust Fund and utilized to implement the Borough's Fair Share Plan in accordance with COAH rules. Additionally, the Borough anticipates using the existing funds available in the Affordable Housing Trust and additional funding available through the development fees to address the remaining rehabilitation obligation.

## **C. Proposed Plan for Cycle III Obligation**

Based upon the growth share calculations presented within Section G of the Housing Plan Element (Section I of this Plan). New Providence Borough has a growth share obligation of nine (39) units for the January 1, 2004 through December 31, 2018 time period. The Fair Share Plan documents that the Borough has thirty (30) prior round credits and will satisfy the entire nine-unit obligation through the development of a Market to Affordable

Program. The 30 credits that the Borough is applying to its 39 unit Growth Share obligation are the six (6) prior round excess "age-restricted" affordable units in the Elizabeth Barabash Manor, New Providence Senior Housing, located on Academy Street and 24 Special Needs units that were not previously credited to the Borough's housing obligation. All of these special needs units are identified as "Growth Share Credits" in COAH's CTM monitoring system - and are identified as follows: Community Access - 1, Community Access - 2, Union County ARC - 1 and Union County ARC - 2.

Table 31, below presents a summary of the Cycle III Fair Share Plan, which addresses the Borough's 9-unit growth share obligation. In addition, a detailed description of each component of the Cycle III Fair Share Plan is included below.

<b>Table 31: Cycle III Fair Share Plan</b>			
<b>Project</b>	<b>Affordable Units</b>	<b>Affordable Unit Type</b>	<b>Status</b>
<b>Rental Component (Minimum Rental Obligation = 1 units)</b>			
Various Apartment Sites	9	Market to Affordable	Proposed
Bonus Credits	0	-	-
<b>Total</b>	<b>9</b>	-	-
<b>Growth Share Obligation</b>			
Residential Component	30.5	-	-
Non-Residential Component	8.5	-	-
<b>Total Growth Share Obligation</b>	<b>39</b>	-	-
<b>Total Growth Share Credits Provided</b>	<b>30</b>	rentals	existing
<b>Total Obligation</b>	<b>9</b>	-	-

### Spending Plan

The Borough of New Providence has prepared a draft spending plan in accordance with N.J.A.C. 5:97-8.10. The Spending Plan, included within Appendix I, demonstrates how the Borough intends to defray the costs associated with the provision of affordable housing by adopting the various mechanisms to address the unmet need, rehabilitation obligation and the 9- growth share obligation. The Borough proposes to apply to the State of New Jersey Affordable Housing Trust Fund to supplement a projected revenue shortfall in the Borough's Housing Trust Fund. As of July 17, 2008, New Providence Borough has collected \$ 349,379.31, expended \$125,748.91, resulting in a balance of \$ 223,630.40. The Draft Spending Plan and Draft Escrow Agreement are included within



---

Appendix I and J, respectively. The adopted Resolution of Intent to Bond (Resolution No. \_\_\_\_\_) for the Market to Affordable program is included within Appendix K. The draft Affordable Housing Ordinance is included within Appendix M of this Plan. These resolutions demonstrate the financial feasibility of implementing all of the projects and mechanisms proposed within this Plan.

#### **Summary of the Proposed Cycle III Plan**

As demonstrated above, the growth share obligation of nine (9) units for the January 1, 2004 through December 31, 2018 time period will be satisfied through the development of a Market to Affordable apartment program. In addition, a 17-unit rehab program will target housing deficiencies in existing deed-restricted owner-occupied and renter-occupied low- and moderate-income housing located within the Borough of New Providence. Existing deed restrictions on both the owner-occupied and renter-occupied units will insure that continued occupancy and re-sale of units would be affordable for future owners and renters during the required ten-year period of affordability.

#### **D. Summary of the Fair Share Plan**

The strategies, funding sources and implementation measures described above will be utilized to implement the Fair Share Plan and provide an effective means of providing affordable housing within the Borough of New Providence. All of the implementation measures, presented in this Plan, are in accordance with the applicable COAH rules.

As mentioned earlier the Borough has a RDP of fifty four (54) units and an unmet need of 80 units. The unmet need of 80 units will be addressed by various funding mechanisms such as a development fee ordinance. The Borough has a rehabilitation obligation of 17 units as demonstrated in this Plan. The original COAH rehabilitation number of 19 units has been reduced by two units as New Providence identified 2 existing rehabilitation units completed by Union County. The Borough anticipates that funding obtained through the development fees shall be utilized to address the rehabilitation obligation and additional funds will be sought from the State of New Jersey Affordable Housing Trust Fund to supplement the projected locally generated development fee revenue.

The Borough has a growth share obligation of nine (9) units, which it intends to meet by the development of a Market to Affordable Program, which is discussed in Appendix G of this report.

As demonstrated above, the Borough of New Providence meets all the applicable sections of COAH's Cycle I, II, and III affordable housing regulations and Affordable Housing Reform Statute, P.L. 2008, c.46.



---

**APPENDIX A**

---

**COAH WORKBOOK A & B**

## Worksheet A: Growth Share Determination Using Published Data

(From Appendix F(2), *Allocating Growth To Municipalities*)

### COAH Growth Projections

Must be used in all submissions

Municipality Name:

New Providence

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page or the links within the page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated based on COAH's growth projections.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2)*	360	1,845
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	<a href="#">Click Here to enter Prior Round Exclusions</a>	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	26	
Supportive/Special Needs	0	
Accessory Apartments	0	
Municipally Sponsored		
or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	98	
Subtract the following Non-Residential Exclusions Pursuant to 5:97-2.4(b)		
Affordable units	0	
Associated Jobs		0
3 Net Growth Projection	236	1,845
Projected Growth Share (Conversion to Affordable Units	47.20 Affordable Units	115.31 Affordable Units
4 Divide HH by 5 and Jobs by 16)		
5 Total Projected Growth Share Obligation	163	Affordable Units

[Click Here to return to Workbook B Summary](#)

\* Use Appendix F(2), Figure A.1, Housing Units by Municipality for Residential growth and Appendix F(2), Figure A.2, Employment by Municipality for Non-residential growth.

## Affordable and Market-Rate Units Excluded from Growth

**Municipality Name:**                      **New Providence**

**Prior Round Affordable Units NOT included in Inclusionary Developments Built post 1/1/04**

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	
Accessory Apartments	
Municipally Sponsored and 100% Affordable	
Assisted Living	
Other	
<b>Total</b>	<b>0</b>

### Market and Affordable Units in Prior Round Inclusionary Development

Built post 1/1/04

N.J.A.C. 5:97-2.4(a)

(Enter Y for yes in Rental column if rental units resulted from N.J.A.C. 5:93-5.15(c)5 incentives)

Development Name	Rental? Y/N	Total Units	Market Units	Affordable Units	Market Units Excluded
Spring Garden Apartments (27)		27	21	6	21
Stonefields- 50 Union Avenue Development (9)		9	7	2	7
Marion Site (21)		20	16	4	16
Patriot Village (18)		18	14	4	14
Blk 310 Lots 1 & 2 (25), Blk 311 Lots 1, 2, & 3 (25)		50	40	10	40
<b>Total</b>		<b>124</b>	<b>98</b>	<b>26</b>	<b>98</b>

### Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development

N.J.A.C. 5:97-2.4(b)

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
		0
		0
		0
		0
<b>Total</b>	<b>0</b>	<b>0</b>

[When finished, click here to return to Worksheet A](#)

---

## **Workbook B:** **Summary of Growth Share Determination Using Municipal Projections**

**Municipality Name:                      New Providence**

(Note: Municipalities seeking a lower growth projection based on the lack of available land may not use Workbook B. Rather, these municipalities must use Workbook C.)

[CLICK HERE to go to Workbook C](#)

This workbook contains two separate worksheets to be used for determining the projected Municipal Growth Share Obligation. Worksheet A must be completed by all municipalities. Worksheet A is the tool that allows the user to enter COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules to determine the Growth Share Obligation after applying exclusions permitted by N.J.A.C. 5:97-2.4. Municipalities that accept the COAH-generated Growth projections need only use Worksheet A.  
[Click Here to complete Worksheet A](#)

Municipalities anticipating that growth through 2018 is likely to exceed the growth through 2018 that has been projected by COAH should complete Worksheet A and Worksheet B. Worksheet A establishes a projected Growth Share Obligation based on COAH-generated growth projections against which the municipally determined Growth Share Obligation will be compared. Municipal alternative growth projections that exceed COAH projections would be used if the municipality anticipates growth higher than what COAH has projected and seeks to plan accordingly.

[Click Here to complete Worksheet B](#)

### **Summary Of Worksheet Comparison**

<b>COAH Projected Growth Share</b>	<b>COAH Projected Growth Share (From Worksheet A)</b>	<b>Municipally Projected Growth Share (From Worksheet B)</b>
Residential Growth	360	245
Residential Exclusions	124	124
Net Residential Growth	236	121
Residential Growth Share	47.20	24.20
Non-Residential Growth	1,845	141
Non-Residential Exclusions	0	0
Net Non- Residential Growth	1,845	141
Non-Residential Growth Share	115.31	8.82
Total Growth Share	163	33

**Municipal Projection does not exceed the COAH-projected Growth Share Obligation. Please Use Worksheet A and the COAH growth Projections in Appendix F2.**

**Worksheet B**  
**Growth Share Determination Using Municipal Projections**

**Municipality Name:**                      **New Providence**

<b>Actual Growth 01/01/04 to Present</b>					
Residential COs Issued	52				
		Square Feet Added (COs Issued)	Square Feet Lost Demolition Permits Issued)	Jobs/1,000 SF	Total Jobs
Non-residential CO's by Use Group					
B		8,158		2.8	22.84
M		7,090		1.7	12.05
F		0		1.2	0.00
S		0		1.0	0.00
H				1.6	0.00
A1				1.6	0.00
A2		0		3.2	0.00
A3		3,838		1.6	6.14
A4		0		3.4	0.00
A5				2.6	0.00
E				0.0	0.00
I				2.6	0.00
R1				1.7	0.00
<b>Total</b>		<b>19,086</b>	<b>0</b>		<b>41</b>

**Projected Growth through 12/31/18 not included in actual above**

Pending Residential Approvals	
Known Residential Development Applications	153
Additional Projected Residential Growth through 2018	40

Pending, Known and Anticipated Non-Residential Growth by Use Group		Square Feet Projected to be built	Square Feet Projected to be Demolished	Jobs/1,000 SF	Total Jobs
B		11,348		2.8	31.77
M		40,139		1.7	68.24
F				1.2	0.00
S				1.0	0.00
H				1.6	0.00
A1				1.6	0.00
A2				3.2	0.00
A3				1.6	0.00
E				0.0	0.00
I				2.6	0.00
R1				1.7	0.00
<b>Total</b>		<b>51,487</b>	<b>0</b>		<b>100</b>

<b>Residential</b>	<b>Non- Residential</b>
--------------------	-----------------------------

Total Municipal Projections From Above

245

141

Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from Worksheet A

If you have not yet completed Worksheet A, Please click here to do so before continuing with Worksheet B.

COs for prior round affordable units built or projected to be built post 1/1/04

Inclusionary Development  
Alternative Living Arrangements  
Accessory Apartments  
Municipally Sponsored or 100% Affordable  
Assisted Living  
Other

26  
0  
0  
0  
0  
0

Market Units in Prior Round Inclusionary development built post 1/1/04

98

Non-Residential Exclusions Pursuant to 5:97-2.4(b)

Affordable units  
Associated Jobs

0

0

Net Growth Projection

121

141

Projected Growth Share  
Divide Residential Growth by 5 and Jobs by 16

24.20 Affordable Units

8.82 Affordable Units

Total Projected Growth Share Obligation

33.02

Affordable Units

[Click Here to return to Workbook B Summary sheet](#)



**APPENDIX B**

---

**COAH PETITION APPLICATION FORM**

---

**APPENDIX C**

---

**DOCUMENTATION FOR EXISTING VACANT LAND  
ASSESSMENT**

---

APPENDIX A  
VACANT LAND ANALYSIS

---

## VACANT LAND ANALYSIS

What follows are three separate lists of possible housing sites in the Borough of New Providence. The lists were compiled from a survey of properties originally undertaken in 1986 and subsequently updated in 1988, 1989 and again 1995.

The first list identifies sites that are of sufficient size to warrant consideration as potential inclusionary housing development sites.

The second list identifies sites which are Borough-owned. These sites are excluded from the calculation of vacant and developable land, because of the three percent recreational land exemption, but are nevertheless potentially suitable as sites for inclusionary housing developments or for senior citizens housing.

The third list identifies sites which are not vacant but which might be appropriate for redevelopment with senior citizens housing or with an inclusionary housing project someday.

Each site is briefly described with particular attention given to factors which might limit or enhance its development suitability.

---

LIST I

VACANT, DEVELOPABLE AND  
PRIVATELY HELD LAND  
OVER 0.5 ACRES IN SIZE

- (1) Lot 20, Block 210, is a 15.99 acre site located between single-family dwellings and industrial uses and fronting on Central Avenue. It abuts a school and some municipally-owned land which could provide a buffer to the single family homes to the west. However, it has become apparent that this site is not suitable for such use because a stream that has been channelized through it occupies much of its acreage and limits its development potential. Moreover, portions of the site are already developed with the facilities of C.R. Bard.
- (2) Lot 1, Block 123, consists of 3.77 acres. Sewer lines would have to be extended to serve this tract. Moreover, this property is privately owned by the Clearwater Club Corp.
- (3) Lot 24, Block 103, contains 2.5 acres of land. It is adjacent to Union County parkland and abuts high-density multifamily residential development in both Summit and New Providence.
- (4) Lots 15, 17, 19, 20 and 27, Block 234, together contain 2.1 acres of land. There is a nonconforming garage on one of these lots and homes on two others. This site is included in the Borough's affordable housing plan and is zoned A-2.
- (5) Lots 1 and 2 in Block 310 are vacant and total about 2.5 acres. Lot 2 has a stream on it which may limit its suitability for development. This property is included in the Affordable Housing Plan and is zoned A-2.
- (6) Lot 3 in Block 311 is vacant. Portions of lot lies in Berkeley Heights. The New Providence portions appear to total about 2.04 acres. Lot 3 is included in the Affordable Housing Plan and is zoned A-2.
- (7) Lot 27, Block 192, containing 1.03 acres. Fairmount Avenue is a paper street at that location and could be combined with Lot 27 to accommodate a very small (ten units) development. The total site area, with half of Fairmount Avenue included, is slightly over an acre. This property is included in the Affordable Housing Plan and is zoned A-2.

LIST II

VACANT BOROUGH - OWNED SITES  
POTENTIALLY SUITABLE FOR HOUSING DEVELOPMENT  
(Including existing active municipal recreational  
land, all Borough owned vacant sites comprise less  
than 3% of total developed and developable  
acreage in the Borough)

- (1) A portion of Lot 14, Block 50 (old municipal building site); approximately .75 acres. This is now an approved Senior Citizen Housing Site which will contain 22 affordable units.
- (2) Lot 4, Block 53; 9.78 acres including the library. All of this property is on the green acres inventory and therefore undevelopable. About 6 acres are vacant. All of this property is in the Green Acres inventory and therefore not developable.
- (3) Lot 25, Block 53; owned by the Borough of New Providence; 4.42 acres. Although the site is not currently being used as a school, it fills a vital recreational need.
- (4) Lot 110, Block 14 and Lots 17 and 22 in Block 63. About 5.0 acres total, but should include acquisition of at least the rear of Lot 18 in Block 63. Traversed by a stream. These properties are on the Green Acres inventory and therefore undevelopable.
- (5) Lot 24 in Block 210 is a 2.2 acre site and Lot 17, Block 201, a 1.6 acre site, are on the Green Acres inventory and therefore undevelopable.
- (6) Lot 39, Block 163, consists of 2.31 acres with a stream passing through. This is the Veterans Memorial Park site and is on Green Acres inventory.
- (7) Lot 2 in Block 206 consists of 1.5 acres and is used as an access path to the school.
- (8) Lot 25 in Block 341 (2.44 acres) and Lot 4 in Block 341 (2.44 acres) comprise 9 acres, taken together. The former is Borough-owned but vacant, and might be a potential housing site. However, Warner Field on Lot 4, the larger of the two parcels, is actively used for recreational purposes and is listed on the green acres inventory.
- (9) In Blocks 361 through 368, there are several Borough-owned lots known locally as the "tea" lots. Three houses are located on Union Avenue in front of the Borough-owned land. The Borough was formerly considering using the area for

---

a composting site, however, the property was found to be environmentally constrained due to wetlands and may not be developable.

### LIST III

#### POTENTIALLY REDEVELOPABLE SITES

- (1) Lots 3, 4, 5, 6, 7 and 8, Block 50, on Elkwood Avenue. These lots could be combined for a possible senior citizens housing site. They do have houses on them that are all in sound condition but they could be assembled and redeveloped for senior citizens housing.
- (2) Block 22, Lots 23, 24, 25, and 26. These lots have actively used greenhouses on them, but could be considered as a possible site for senior citizens housing, however, these properties are environmentally constrained due to stream flood plain and wetlands.
- (3) Lot 6, Block 151, was identified in Citizen Housing Opportunities (Candeub, Fleissig, 1986) as a possible site for multi-family housing. It is currently a parking lot for New Providence Tire.
- (4) Lots 26 and 27, Block 121, contain a total of 3.06 acres previously associated with Brennan's Dairy Farm. The property is located on Division Avenue. While the two lots are in separate ownership, the owners are members of the same family and are looking to develop the property jointly. This property is zoned A-2, however, a major portion of the property be environmentally constrained due to stream flood plain and wetlands.
- (5) Lot 13, Block 234 totalling 1.08 acres has received use variance approved for 16 additional garden apartments.





THOMAS H. KEAN  
GOVERNOR

NEW JERSEY  
COUNCIL ON AFFORDABLE HOUSING

11 C PRINCESS ROAD  
LAWRENCEVILLE, N.J. 08648

MAILING ADDRESS: CN 813  
TRENTON, N.J. 08625-0813  
(609) 530-6663



JAMES L. LOGUE, III  
CHAIRMAN

DOUGLAS V. OPALSKI, P.P. A.C.P.  
EXECUTIVE DIRECTOR

1989 MAY 16 AM 10 22  
BOROUGH OF NEW PROVIDENCE

May 15, 1989

Honorable Harold Weideli, Jr.  
New Providence Borough  
360 Elkwood Avenue  
New Providence, NJ 07974

Dear Mayor Weideli:

Enclosed please find a copy of the COAH report regarding your municipality's housing element/fair share plan and petition for substantive certification. This report will be submitted to COAH prior to the final action on your petition for substantive certification.

Comments will be accepted at the COAH office until Tuesday, May 30, 1989 at 5:00 p.m.

If you have any questions or need further information, please call me at (609) 530-6663.

Sincerely,

Douglas V. Opalski, Executive Director

By: Shirley Bishop (p2)  
Shirley Bishop  
Assistant Director

cc: Municipal Attorney  
Planning Board Chairman ✓  
Municipal Clerk

AW/py  
dl628e

COAH STAFF REPORT  
BOROUGH OF NEW PROVIDENCE/UNION COUNTY  
REGION #2  
PLANNER: ANNEMARIE UEBBING

MUNICIPAL DESCRIPTION

New Providence Borough is a developed, suburban community in northwestern Union County. Several transportation routes, including Interstate 78 and Route 22, provide indirect access to the municipality. Recent development within the municipality has provided job growth in the professional and administrative categories.

PRECREDITED NEED

Precredited Need determined by COAH	318
Indigenous Need	33
Spontaneous Rehabilitation	11
Rehabilitation Component	22
Inclusionary Component	296

ADJUSTMENTS

The Borough has requested a vacant land adjustment for its reallocated present and prospective need. Through the initial plan and mediation process, it was determined that approximately 40 acres are developable within the municipality. This analysis includes sites that are less than two acres, but were presented by developers during mediation. A Borough map containing environmentally sensitive land was submitted to COAH, however additional mapping must be forwarded prior to final substantive certification.

The following sites have been included in the housing element as developable:

b). The Borough proposes to rezone nine sites for inclusionary development. The zoning of the sites ranges from six to fourteen units per acre. The density of each site varies according to surrounding land uses. Each site requires a 20% set-aside. In addition, some sites require a developer contribution, which will be used to fund the rehabilitation program.

#### FAIR SHARE PLAN

The Borough has created three affordable housing zones, AFD-1, AFD-2, and AFD-3. Each zone allows for the various densities assigned to the inclusionary sites. The fair share plan also includes the affordability controls and marketing plan. The ordinance has been reviewed for compliance with COAH rules. The required changes have been forwarded to the Borough and will be revised prior to substantive certification. The AFD-2 zone must be increased to a density of ten units per acre. The current ordinance has the density set at eight units per acre.

#### MEDIATION REVIEW

Mediation was conducted between the Borough and two objectors, Frieze Home Builders and David Pennock. In addition, four property owners participated in the mediation process. All objections submitted related to site specific densities and were resolved during mediation. Developer agreements with owners of sites 1, 2, 3, 4 and 5 will be signed once conditional substantive certification is granted.

#### RECOMMENDATION

The housing element and fair share plan are in compliance with COAH rules. Substantive certification is recommended with the following conditions:

1. Within 60 days of the date of the resolution for conditional substantive certification, all amendments to the housing element and fair share plan shall be incorporated into a revised housing element and fair share plan that has been amended and adopted.

2. Within 60 days of the date of the resolution for conditional substantive certification, New Providence shall provide COAH with all the necessary mapping required for the vacant land adjustment. This mapping must include an aerial photograph, FEMA map, U.S.G.S. Quadrangles and National Wetlands Inventory maps.

3. Within 60 days of the date of the resolution for conditional substantive certification, the Borough shall provide an administrative handbook and forms to be used when administering the rehabilitation program. The Borough shall indicate who will administer the program.

4. Within 60 days of the date of the resolution for conditional substantive certification, the Borough shall provide signed developer agreements for all inclusionary sites and for all sites which are providing funds for the rehabilitation program.



THOMAS H. KEAN  
GOVERNOR

NEW JERSEY  
COUNCIL ON AFFORDABLE HOUSING

11 C. P. ROAD  
LAWRENCEVILLE, N. J. 08648

MAILING ADDRESS  
CN 813  
TRENTON, N. J. 08625 0813  
(609) 530-6663



JAMES L. LOGUE III  
CHAIRMAN

DOUGLAS V. OPALSKI, P.P.A. C.P.  
EXECUTIVE DIRECTOR

June 5, 1989

Honorable Harold Weideli, Jr.  
New Providence Borough  
360 Elkwood Avenue  
New Providence, NJ 07974

Dear Mayor Weideli:

Enclosed find a copy of the resolution of the Council on Affordable Housing (COAH) granting your municipality substantive certification with conditions.

If you have any further questions, please contact this office at (609) 530-6663.

Sincerely,

*Douglas V. Opalski* (py)

Douglas V. Opalski, Executive Director  
Council on Affordable Housing

enclosure

cc: Municipal Attorney  
Planning Board Chairman  
Objectors of Record

DVO/py  
d0445e

NEW JERSEY IS AN EQUAL OPPORTUNITY EMPLOYER

WHEREAS, COAH further having reviewed New Providence Borough's petition for substantive certification to determine whether the combination of the elimination of unnecessary housing cost generating features from the municipal land use ordinances and regulations, and the affirmative measures in the housing element and implementation plan make the achievement of the municipality's fair share of low and moderate income housing realistically possible; and

WHEREAS, COAH has determined that New Providence Borough's precertified need is 318; 296 inclusionary and 22 indigenous need; and

WHEREAS, New Providence has requested a vacant land adjustment in compliance with N.J.A.C. 5:92-8.2 and has submitted a vacant land analysis to COAH as detailed in the COAH Report attached as Appendix B which includes a listing of all vacant public and privately owned sites, as well as possible redevelopment sites, and a land use map which denotes environmentally sensitive land; and copies of the U.S.G.S.; National Wetlands Inventory and FEMA maps and an aerial photograph; and

WHEREAS, from the information submitted and staff inspections, COAH has determined that New Providence Borough is entitled to an adjustment of 231 to a final need number of 87, based on the vacant land adjustments regulations set forth; and

WHEREAS, COAH having determined that for the reasons set forth in the COAH Report, in the event New Providence complies with all conditions set forth in this Resolution, the Borough's petition for substantive certification is consistent with the rules and criteria adopted by COAH and the achievement of low and moderate income housing needs of the region; and

WHEREAS, COAH having determined that, for the reasons set forth in the COAH Report, in the event New Providence complies with all conditions set forth in this Resolution, the combination of the elimination of unnecessary housing cost generating features from the land use ordinance and the implementation plan make the achievement of the municipality's fair share of low and moderate income housing realistically possible.

NOW THEREFORE BE IT RESOLVED that, COAH has determined that New Providence Borough's final need number is 87, based on a vacant land adjustment as detailed in the COAH review report; and

BE IT FURTHER RESOLVED that, after having reviewed and considered the above, COAH HEREBY APPROVES New Providence Borough's petition for substantive certification subject to the following conditions:

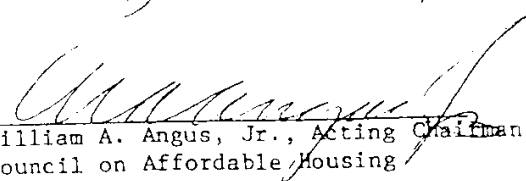
1. Within 60 days of the date of this Resolution, New Providence Borough shall provide all amendments to the housing element and fair share plan that are consistent with the agreements reached in mediation. All amendments shall be incorporated into a revised housing element and fair share plan that has been adopted or amended.
2. Within 60 days from the date of the Resolution, New Providence Borough shall provide signed developer agreements for all inclusionary sites and all sites which are providing funds for the rehabilitation program.
3. Within 60 days from the date of this Resolution, New Providence Borough shall provide an administrative handbook and forms to be used when administering the rehabilitation program. The plan shall indicate who will administer the program, the affirmative marketing procedure, the funding source, affordability controls, rehabilitation schedule and rehabilitation standard.
4. New Providence shall budget \$220,000 for the administration, marketing and the actual cost of the rehabilitation of its indigenous need of 22 deficient units. Such funds shall be provided on a pro-rata basis for five of the six years of the substantive certification period with the first appropriation within six months of the date of the Resolution. The appropriation schedule shall be as follows:

December 5, 1990	44,000
December 5, 1991	44,000
December 5, 1992	44,000
December 5, 1993	44,000
December 5, 1994	44,000

BE IT FURTHER RESOLVED that New Providence Borough's fair share obligation is 87 units including a 22 unit rehabilitation component and a 65 unit inclusionary component; and

BE IT FURTHER RESOLVED that if New Providence Borough fails to satisfy the above conditions as detailed, to the satisfaction of COAH and in a timely manner, New Providence Borough's petition for substantive certification shall be deemed denied.

I hereby certify that this resolution was duly adopted by the Council on Affordable Housing at its public meeting on *June 5, 1989.*

  
William A. Angus, Jr., Acting Chairman  
Council on Affordable Housing

d1992e



---

## **APPENDIX D**

---

# **DOCUMENTATION FOR “UPDATED” VACANT LAND ASSESSMENT**

Tax Map	Block	Lot	Acres	Sq Ft.	Developable Land	Undevelopable Land	Constraints	Zone	Property Location	Owner Name	Comments	
Map 1	101	4	0.56	2493.6	0	0	3.06	E-ROW	R-2	1601 SPRINGFIELD AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	101	5	0.56	2493.6	0	0	3.06	E-ROW	R-2	1601 SPRINGFIELD AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	102	1	0.274	1029.44	0	0	1.274	E-ROW	R-2	17 ELM ST.	FAU KOSSKI, DARIUSZ A & ANA	Property no longer vacant
Map 1	103	3	0.24	937.44	0	0	1.274	E-ROW	R-2	029 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	103	14	0.41	1789.9	0	0	4.1	E-ROW	R-2	35 ELM PLACE	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	105	25	2.532	10995.34	0	0	2.532	E-ROW	R-2	1 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 4	41	31	0.589	2606.64	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	41	35	0.557	2482.92	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	44	14	0.5	2172.4	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 1	102	2	0.274	1029.44	0	0	1.274	E-ROW	R-2	17 ELM ST.	FAU KOSSKI, DARIUSZ A & ANA	Property no longer vacant
Map 1	103	3	0.24	937.44	0	0	1.274	E-ROW	R-2	029 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	103	14	0.41	1789.9	0	0	4.1	E-ROW	R-2	35 ELM PLACE	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	105	25	2.532	10995.34	0	0	2.532	E-ROW	R-2	1 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 4	41	31	0.589	2606.64	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	41	35	0.557	2482.92	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	44	14	0.5	2172.4	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 1	102	2	0.274	1029.44	0	0	1.274	E-ROW	R-2	17 ELM ST.	FAU KOSSKI, DARIUSZ A & ANA	Property no longer vacant
Map 1	103	3	0.24	937.44	0	0	1.274	E-ROW	R-2	029 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	103	14	0.41	1789.9	0	0	4.1	E-ROW	R-2	35 ELM PLACE	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	105	25	2.532	10995.34	0	0	2.532	E-ROW	R-2	1 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 4	41	31	0.589	2606.64	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	41	35	0.557	2482.92	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	44	14	0.5	2172.4	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 1	102	2	0.274	1029.44	0	0	1.274	E-ROW	R-2	17 ELM ST.	FAU KOSSKI, DARIUSZ A & ANA	Property no longer vacant
Map 1	103	3	0.24	937.44	0	0	1.274	E-ROW	R-2	029 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	103	14	0.41	1789.9	0	0	4.1	E-ROW	R-2	35 ELM PLACE	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	105	25	2.532	10995.34	0	0	2.532	E-ROW	R-2	1 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 4	41	31	0.589	2606.64	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	41	35	0.557	2482.92	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	44	14	0.5	2172.4	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 1	102	2	0.274	1029.44	0	0	1.274	E-ROW	R-2	17 ELM ST.	FAU KOSSKI, DARIUSZ A & ANA	Property no longer vacant
Map 1	103	3	0.24	937.44	0	0	1.274	E-ROW	R-2	029 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	103	14	0.41	1789.9	0	0	4.1	E-ROW	R-2	35 ELM PLACE	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	105	25	2.532	10995.34	0	0	2.532	E-ROW	R-2	1 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 4	41	31	0.589	2606.64	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	41	35	0.557	2482.92	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	44	14	0.5	2172.4	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 1	102	2	0.274	1029.44	0	0	1.274	E-ROW	R-2	17 ELM ST.	FAU KOSSKI, DARIUSZ A & ANA	Property no longer vacant
Map 1	103	3	0.24	937.44	0	0	1.274	E-ROW	R-2	029 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	103	14	0.41	1789.9	0	0	4.1	E-ROW	R-2	35 ELM PLACE	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	105	25	2.532	10995.34	0	0	2.532	E-ROW	R-2	1 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 4	41	31	0.589	2606.64	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	41	35	0.557	2482.92	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	44	14	0.5	2172.4	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 1	102	2	0.274	1029.44	0	0	1.274	E-ROW	R-2	17 ELM ST.	FAU KOSSKI, DARIUSZ A & ANA	Property no longer vacant
Map 1	103	3	0.24	937.44	0	0	1.274	E-ROW	R-2	029 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	103	14	0.41	1789.9	0	0	4.1	E-ROW	R-2	35 ELM PLACE	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	105	25	2.532	10995.34	0	0	2.532	E-ROW	R-2	1 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 4	41	31	0.589	2606.64	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	41	35	0.557	2482.92	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	44	14	0.5	2172.4	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 1	102	2	0.274	1029.44	0	0	1.274	E-ROW	R-2	17 ELM ST.	FAU KOSSKI, DARIUSZ A & ANA	Property no longer vacant
Map 1	103	3	0.24	937.44	0	0	1.274	E-ROW	R-2	029 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	103	14	0.41	1789.9	0	0	4.1	E-ROW	R-2	35 ELM PLACE	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	105	25	2.532	10995.34	0	0	2.532	E-ROW	R-2	1 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 4	41	31	0.589	2606.64	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	41	35	0.557	2482.92	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	44	14	0.5	2172.4	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 1	102	2	0.274	1029.44	0	0	1.274	E-ROW	R-2	17 ELM ST.	FAU KOSSKI, DARIUSZ A & ANA	Property no longer vacant
Map 1	103	3	0.24	937.44	0	0	1.274	E-ROW	R-2	029 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	103	14	0.41	1789.9	0	0	4.1	E-ROW	R-2	35 ELM PLACE	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	105	25	2.532	10995.34	0	0	2.532	E-ROW	R-2	1 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 4	41	31	0.589	2606.64	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	41	35	0.557	2482.92	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	44	14	0.5	2172.4	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 1	102	2	0.274	1029.44	0	0	1.274	E-ROW	R-2	17 ELM ST.	FAU KOSSKI, DARIUSZ A & ANA	Property no longer vacant
Map 1	103	3	0.24	937.44	0	0	1.274	E-ROW	R-2	029 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	103	14	0.41	1789.9	0	0	4.1	E-ROW	R-2	35 ELM PLACE	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	105	25	2.532	10995.34	0	0	2.532	E-ROW	R-2	1 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 4	41	31	0.589	2606.64	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	41	35	0.557	2482.92	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	44	14	0.5	2172.4	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 1	102	2	0.274	1029.44	0	0	1.274	E-ROW	R-2	17 ELM ST.	FAU KOSSKI, DARIUSZ A & ANA	Property no longer vacant
Map 1	103	3	0.24	937.44	0	0	1.274	E-ROW	R-2	029 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	103	14	0.41	1789.9	0	0	4.1	E-ROW	R-2	35 ELM PLACE	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	105	25	2.532	10995.34	0	0	2.532	E-ROW	R-2	1 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 4	41	31	0.589	2606.64	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	41	35	0.557	2482.92	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	44	14	0.5	2172.4	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 1	102	2	0.274	1029.44	0	0	1.274	E-ROW	R-2	17 ELM ST.	FAU KOSSKI, DARIUSZ A & ANA	Property no longer vacant
Map 1	103	3	0.24	937.44	0	0	1.274	E-ROW	R-2	029 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	103	14	0.41	1789.9	0	0	4.1	E-ROW	R-2	35 ELM PLACE	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	105	25	2.532	10995.34	0	0	2.532	E-ROW	R-2	1 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 4	41	31	0.589	2606.64	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	41	35	0.557	2482.92	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	44	14	0.5	2172.4	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 1	102	2	0.274	1029.44	0	0	1.274	E-ROW	R-2	17 ELM ST.	FAU KOSSKI, DARIUSZ A & ANA	Property no longer vacant
Map 1	103	3	0.24	937.44	0	0	1.274	E-ROW	R-2	029 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	103	14	0.41	1789.9	0	0	4.1	E-ROW	R-2	35 ELM PLACE	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	105	25	2.532	10995.34	0	0	2.532	E-ROW	R-2	1 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 4	41	31	0.589	2606.64	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	41	35	0.557	2482.92	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	44	14	0.5	2172.4	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 1	102	2	0.274	1029.44	0	0	1.274	E-ROW	R-2	17 ELM ST.	FAU KOSSKI, DARIUSZ A & ANA	Property no longer vacant
Map 1	103	3	0.24	937.44	0	0	1.274	E-ROW	R-2	029 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	103	14	0.41	1789.9	0	0	4.1	E-ROW	R-2	35 ELM PLACE	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 1	105	25	2.532	10995.34	0	0	2.532	E-ROW	R-2	1 CENTRAL AVE.	PS&G SERVICE CORP. CORP. PROP. DEPT.	Utility Line
Map 4	41	31	0.589	2606.64	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	41	35	0.557	2482.92	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 4	44	14	0.5	2172.4	0	0	2.592	FP, T&E, W	R-2	237 SPRINGFIELD AVE.	HERITAGE ASSOCIATES INC	Utility Line
Map 1	102	2	0.274	1029.44	0	0	1.274	E-ROW	R-2	17 ELM ST.	FAU KOSSKI, DARIUSZ A & ANA	Property no longer vacant
Map 1	103	3	0.24	937.44								

Vacant Land Summary						
Site #	Blk	Lot	Address	Developable Land	Density (8 per acre)	# of Units
1	71	3	15 COMMONWEALTH AVE	0.18	8	1.45
2	103	16	47 PITTSFORD WAY	0.13	8	1.01
3	113	5	7 PINE CT	0.73	8	5.86
4	121	28	53 DIVISION AVE	0.35	8	2.82
5	134	33	18 PLEASANTVIEW AVE	0.14	8	1.10
6	180	41	917 CENTRAL AVE	0.15	8	1.20
7	191	23	932 CENTRAL AVE	0.27	8	2.17
8	194	25.01	6 FAIRVIEW AVE	0.37	8	2.98
9	204	25	160 PEARL ST	0.44	8	3.52
10	277	17.01	280 LIVINGSTON AVE	0.27	8	2.17
11	300	3	159 OAKWOOD DR	1.20	8	9.57
				# Units land can support		33.82
				2004-2007 CO's		52
				Adjusted Projected Growth Share Obligation		85.82
				GPA Growth Share Unit #		17.16
** No developable Commercial Properties						